

APN: 1420-08-211-070
RETURN RECORDED DEED TO:
ALICIA G. JOHNSON, ESQ.
JOHNSON LAW PRACTICE, PLLC
611 Sierra Rose Dr., Suite A
Reno, NV 89511

GRANTEE/MAIL TAX STATEMENTS TO:
MARK RANDOLPH PIPHO and SUZANNE
MARIE PIPHO, Trustees
1001 Ridgeview Drive
Carson City, NV 89705

The party executing this document hereby affirms
that this document submitted for recording does
not contain the social security number of any
person or persons pursuant to NRS 239B.030

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on 2-28, 2019, by and between
MARK PIPHO and SUZANNE PIPHO, husband and wife as Community Property with Right
of Survivorship, grantors, and MARK RANDOLPH PIPHO and SUZANNE MARIE PIPHO,
Trustees of "THE PIPHO FAMILY 2019 TRUST," dated February 28, 2019, grantees,

WITNESSETH:

That the grantors, in consideration of the sum of Ten and No/100 Dollars
(\$10.00), lawful money of the United States, and other good and valuable consideration to them
in hand paid by the grantees, the receipt whereof is hereby acknowledged, do by these presents
grant, bargain, and sell to the grantees, and to their successors and assigns, all that certain parcel
of real property located in Douglas County, state of Nevada, and more particularly described as
follows:

(See, Exhibit "A" attached hereto and incorporated herein by this reference.)

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantees and to their successors and assigns forever.

IN WITNESS WHEREOF, the grantors have executed this conveyance the day and year first above written.



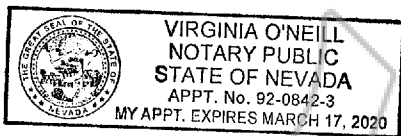
MARK PIPHO




SUZANNE PIPHO

STATE OF NEVADA)
 : ss.
WASHOE COUNTY)

On Feb. 28, 2019, personally appeared before me, a notary public, MARK PIPHO and SUZANNE PIPHO, personally known (or proved) to me to be the persons whose names are subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that they executed the foregoing document.





NOTARY PUBLIC

EXHIBIT "A"

All that certain parcel of real property situate in Douglas County, state of Nevada, more particularly described as follows:

Lot 8 in Block G as set forth in the Final Map of SUNRIDGE HEIGHTS, PHASES 4 AND 5A, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on July 1, 1994 in Book 794, Page 1, Document No. 340968.

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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1420-08-211-070
 b. _____
 c. _____
 d. _____

2. Type of Property:
 a. Vacant Land b. Single Fam. Res.
 c. Condo/Twnhse d. 2-4 Plex
 e. Apt. Bldg f. Comm'l/Ind'l
 g. Agricultural h. Mobile Home
 Other

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: Trust ok BC

3.a. Total Value/Sales Price of Property \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: A transfer of title to a trust without consideration if certificate of trust is presented at the time of transfer

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity: Grantor
 Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Mark & Suzanne Pipho
 Address: 1001 Ridgeview
 City: Carson City
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Pipho Family 2019 Trust
 Address: 1001 Ridgeview
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: JOHNSON LAW PRACTICE Escrow # _____
 Address: 611 Sierra Rose Dr, Ste A
 City: Reno State: NV Zip: 89511